

59-3-31
21-4007375 # 3479WARRANTY DEED

007412

TRANSFER
TAX
PAID
56-67

SCOTT B. OLIVER and PAMELA M. OLIVER of Waterville, County of Kennebec and State of Maine for consideration paid, grant to Joseph T. McDonnell and Marta M. McDonnell of Winthrop, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Land and buildings situated in the City of Waterville, County of Kennebec and State of Maine, being Lot No. 72, on a plan and profile of Roosevelt Avenue from Hillcrest Extension, made by E.B. Coffin, City Engineer, and recorded in Kennebec Registry of Deeds in Plan Book 11, Pages 26 and 27.

This conveyance is subject to the following restrictions which are to run with the land to wit: No building other than a private dwelling house for not over two-family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps, and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than Ten Thousand Dollars (\$10,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Being the same premises conveyed to Scott B. Oliver and Pamela M. Oliver by warranty deed of Jeffrey G. White and Lynn C. White dated May 17, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2565, Page 242.

WITNESS our hands and seals this 30th day of March, 1992.

Stephen F. Dubord
WITNESS
Stephen F. Dubord

SCOTT B. OLIVER
SCOTT B. OLIVER

Stephen F. Dubord
WITNESS
Stephen F. Dubord

PAMELA M. OLIVER
PAMELA M. OLIVER

THE STATE OF MAINE
Kennebec, ss.

March 30, 1992

56-67

Then personally appeared the above named SCOTT B. OLIVER and PAMELA M. OLIVER and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stephen F. Dubord

Notary Public

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994



RECEIVED KENNEBEC SS.

1992 MAR 31 AM 9:00

WITNESSES: *James Paul Moore*
REGISTER OF DEEDS